

IN RE: PETITION FOR VARIANCE  
S/S Liberty Road, 30' E of the  
c/l of Courtleigh Drive  
(8419 Liberty Road)  
2nd Election District  
2nd Councilmanic District  
  
Benjamin Brooks  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-134-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 8419 Liberty Road, located in the vicinity of Old Court Road near Randallstown. The Petition was filed by the owner of the property, Benjamin Brooks, through his attorney, Francis X. Borgerding, Jr., Esquire. The Petitioner seeks relief from Section 203.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a two-faced, freestanding sign of 47 sq.ft. in lieu of the permitted 8 sq.ft. attached sign, and to establish and confirm the current use of the subject property as a one-story office building. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Benjamin Brooks, property owner, Paul Lee, Professional Engineer, Del. Emmett C. Burns, Jr., who leases the basement level for office use, and Francis X. Borgerding, Jr., Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.55 acres, more or less, zoned R.O. and is improved with a one-story office building, including a basement level, and accessory paved parking area. Also on the property is a freestanding,

ORDER RECEIVED FOR FILING

Date 11/24/95

By [Signature]

two-faced identification sign of 47 sq.ft. which is the subject of this request. Testimony revealed that Mr. Brooks recently purchased the subject property and has established his real estate office therein. Mr. Brooks seeks approval to legitimize the existing sign which identifies his real estate business. Further testimony revealed that the property was previously the site of a Century 21 Real Estate office. Photographs of the property which were submitted into evidence as Petitioner's Exhibit 2 clearly show that the property is well-maintained and attractive in appearance and that adequate parking exists on site. Furthermore, it is clear that the subject sign will not interfere with the sight lines of motorists traveling along Courtleigh Drive and Liberty Road, and thus, the granting of the variance will not result in any adverse effects upon the surrounding locale.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

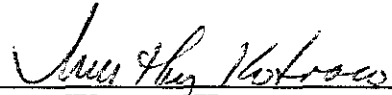
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 24<sup>th</sup> day of November, 1995 that the Petition for Variance seeking relief from Section 203.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a two-faced, freestanding sign of 47 sq.ft. in lieu of the permitted 8 sq.ft. attached sign, and to establish and confirm the current use of the subject property as a one-story office building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

11/24/95  
[Signature]

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 11/24/05  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

November 24, 1995

Francis X. Borgerding, Jr., Esquire  
409 Washington Avenue, Suite 600  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
S/S Liberty Road, 30' E of the c/l of Courtleigh Drive  
(8419 Liberty Road)  
2nd Election District - 2nd Councilmanic District  
Benjamin Brooks - Petitioner  
Case No. 96-134-A

Dear Mr. Borgerding:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Benjamin Brooks  
8419 Liberty Road, Baltimore, Md. 21207

Mr. Paul Lee  
304 W. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel

File

3106-11/24/95



#133



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at

8419 Liberty Road  
Baltimore, MD 21207

96-134-A

which is presently zoned R.O.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 203.3.C.1 of the BCZR to permit a 2 faced free standing sign (total 38+9=47 S.F.) in lieu of the permitted 8 S.F. attached sign (a variance of 39 S.F.) and to establish the current use of the building for office purposes.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- A) Uniqueness of property;
- B) Size and shape of property; and
- C) Such other and further reasons as may be presented at time of hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Benjamin Brooks  
(Type or Print Name)

Benjamin Brooks  
Signature

Address

City State Zipcode

Attorney for Petitioner

Francis X. Borgerding, Jr.  
(Type or Print Name)

Francis X. Borgerding, Jr.  
Signature

409 Washington Ave., Ste. 600 296-6820  
Address Phone No.  
Towson MD 21204  
City State Zipcode

Legal Owner(s):

Benjamin Brooks  
(Type or Print Name)

Benjamin Brooks  
Signature

(Type or Print Name)

Signature

8419 Liberty Road

Address Phone No

Baltimore MD 21207  
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Francis X. Borgerding, Jr.  
Name  
409 Washington Ave., Ste. 600  
Towson, MD 21204 296-6820  
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 hr.  
unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: MSK DATE 9/25/95



ORDER RECEIVED FOR FILING  
Date 11/24/95  
By [Signature]

*Paul Lee, P.E.*

*Paul Lee Engineering Inc.*

*304 W. Pennsylvania Ave.*

*Towson, Maryland 21204*

*410-821-5944*

96-134-A

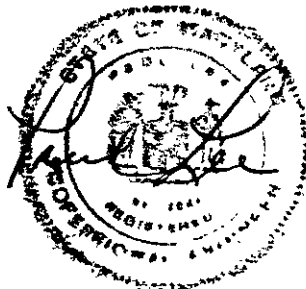
DESCRIPTION

#8419 LIBERTY ROAD

ELECTION DISTRICT 2C2      BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located on the south side of Liberty Road, said point also being located Easterly - 30 feet from the center of Courtleigh Drive; thence binding on the south side of Liberty Road the 2 following courses: (1) N 88°51'30" E - 8.94 feet and (2) S 64°34'30" E - 82.13 feet; thence leaving said south side of Liberty Road (3) S 38°30'05" W - 243.53 feet and (4) N 64°34'30" W - 35.04 feet to the east side of Courtleigh Drive, thence binding on the east side of said Courtleigh Drive (5) N 25°25'30" E - 233.21 feet to the point of beginning.

Containing 14,829 s.f. of land more or less.



J.O. 95-017  
6/20/95

#133

*Engineers — Surveyors — Site Planners*

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #98-134-A  
(Item 133)  
8418 Liberty Road  
S/S Liberty Road, 30'  
E of Courtleigh Drive  
2nd Election District  
2nd Councilmanic  
Legal Owners:  
Benjamin Brooks

Variance: to permit a 2 faced free-standing sign (total 47 sq. ft.) in lieu of the permitted 8 sq. ft. single-faced sign and to establish the current use of the building for office purposes.

Hearing: Thursday, November 9, 1995 at 8:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner (td)  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 887-3353.  
(2) or information concerning the file and/or Hearing, Please Call 887-3391.

10/21/95 Oct. 19.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 10/23, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/19, 1995.

**THE JEFFERSONIAN,**

**LEGAL AD. - TOWSON**

*A. H. Enid*



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

00000000

96-134-A

DATE 7/25/95 ACCOUNT 01-615

Term: 133  
By: 7-25-95 AMOUNT \$ 2850.00

RECEIVED Begonia Books - 849 Liberty Road  
FROM: 020-Comm. Services - \$250.00  
080. 1 sign posting - \$350.00  
\$2850.00

FOR: \_\_\_\_\_

0560380179410400 4285.00  
06009415AM09-25-95

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 133

Petitioner: Benjamin Brooks  
Location: 8419 Liberty Road

**PLEASE FORWARD ADVERTISING BILL TO:**

NAME: ~~Benjamin Brooks~~ Francis X. Bergerding, Jr.  
ADDRESS: ~~Benjamin Brooks~~ 409 Washington Ave, Ste. 600  
~~Benjamin Brooks~~ Towson, MD 21204  
PHONE NUMBER: 296-6820



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 12, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-134-A (Item 133)  
8419 Liberty Road  
S/S Liberty Road, 30' E of c/l Courtleigh Drive  
2nd Election District - 2nd Councilmanic  
Legal Owner: Benjamin Brooks

Variance to permit a 2 faced free-standing sign (total 47 sq. ft.) in lieu of the permitted 8 sq. ft. single-faced sign and to establish the current use of the building for office purposes.

HEARING: THURSDAY, NOVEMBER 9, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Benjamin Brooks  
Francis X. Borgerding, Jr., Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 2, 1995

Francis X. Borgerding, Jr., Esquire  
409 Washington Ave., Suite 600  
Towson, Maryland 21204

RE: Item No.: 133  
Case No.: 96-134-A  
Petitioner: B. Brooks

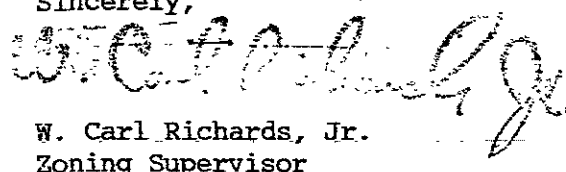
Dear Mr. Borgerding:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Oct. 18, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division

RE: Zoning Advisory Committee Meeting  
for October 16, 1995  
Item No. 133

The Development Plans Review Division has reviewed the subject zoning item. The change of use variance makes this site subject to the Landscape Manual requirements.

The four parking spaces near Liberty Road should be eliminated. Three spaces can be added to the existing seven parking spaces.

RWB:sw

INTER-OFFICE CORRESPONDENCE

DATE: October 23, 1995

SUBJECT: Petitions from Zoning Advisory Committee

Item Nos. 133, 157, 158, 159, and 160

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Division Chief:

PK/JL

FAX

5108

BALTIMORE COUNTY, MARYLAND  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
 INTER-OFFICE CORRESPONDENCE

TO: ZADM - Joyce Watson  
 FROM: DEPRM  
 Development Coordination  
 SUBJECT: Zoning Advisory Committee  
 Agenda: 10/2 and 10/10/95

DATE: 10/19/95

Post-It® Fax Note	7671	Date	10/19/95	# of pages	1
To	Joyce Watson	From	Letty Sonn		
Co./Dept	PDM	Co.			
Phone #		Phone #	3980		
Fax #	5708	Fax #			

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

ZAC MTG of  
Oct. 2

Item #'s:

123  
 124  
 125  
 126  
 127  
 131  
 132

ZAC MTG of  
OCT. 10

133  
 136  
 137  
 138  
 141  
 142  
 143  
 144

LS:sp

LETTY2/DEPRM/TXTS8P



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

10-10-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 133 (MSK)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for*   
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



## PETITION PROBLEMS

### #133 — MJK

1. No telephone number for legal owner.

### #136 — JRA

1. No zoning on petition form.

### #137 — JRA

1. Folder was not marked critical area.

### #139 — MJK

1. Receipt was not given to petitioner or attorney; still in folder.
2. No address or telephone number for legal owner.
3. Petition says zoning is "O-2"; folder says "OR-2" - which is correct?

### #140 — CAM

1. No telephone number for legal owner.
2. Petition says zoning is "DR55".

### #141 — MJK

1. Need printed name and title of person signing for legal owner, along with power of attorney.
2. Need printed name and title of person signing for contract purchaser., along with power of attorney.

### #142 — CAM

1. No review information on bottom of petition form.

### #143 — JJS

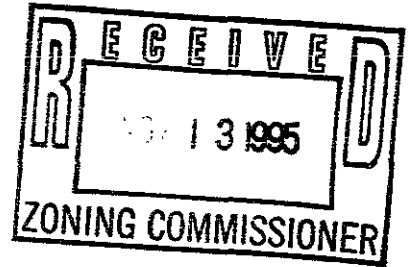
1. Need title of person signing for legal owner, along with power of attorney.
2. Need telephone number for legal owner.

*Handwritten:* 11/20/2012

1000

3801 Lockwood Drive  
Baltimore MD 21207-6363  
Nov 9, 1995

Lawrence E. Schmidt  
Zoning Commissioner  
Ste. 112 Courthouse  
400 Washington Avenue  
Towson MD 21204



Dear Mr. Schmidt,

I wish to be considered a protestant in case (96-134-A Item 133) and wish to have your opinion in this case.

I was unable to attend the hearing on Nov 9.

There is nothing unique in the situation of this property that demands increased signage. Indeed, if granted it will now be unique with excessive signage.

The majority of the Board of Directors of the LRCC at its October Board Meeting on Oct 25, 1995 agreed that a variance was not to be granted. Stevenswood Association dissented; they have a monetary association with the subject property's owner.

Please do take this into consideration. Please send your opinion. We do not need bigger signs anywhere!!

Sincerely,  
Judith Berger

CASE NUMBER: 96-133-SPH (Item 132)  
711 Academy Road - Frederick Villa Nursing Center  
S/S Old Frederick Road, 682' SE of c/l St. Agnes Lane  
1st Election District - 1st Councilmanic  
Legal Owner: Fredrick Villa Nursing Center/Henry Reithberger

Special Hearing to approve an amendment to the existing special exception (70-54-RX) which permits a nursing home in an R-6 zone. Special Exception must be amended to permit a second story addition to the existing nursing home and increase the number of beds from 125 to 244.

HEARING: WEDNESDAY, NOVEMBER 8, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-134-A (Item 133)  
8419 Liberty Road  
S/S Liberty Road, 30' E of c/l Courtleigh Drive  
2nd Election District - 2nd Councilmanic  
Legal Owner: Benjamin Brooks

Variance to permit a 2 faced free-standing sign (total 47 sq. ft.) in lieu of the permitted 8 sq. ft. single-faced sign and to establish the current use of the building for office purposes.

HEARIN:G: THURSDAY, NOVEMBER 9, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-135-SPH (Item 134)  
6849 Sunshine Avenue  
S/S Sunshine Avenue, 1200' E of Stoney Batter Road  
11th Election District - 6th Councilmanic  
Legal Owner: David A. Kinlein  
Contract Purchaser: Walter and Donna Clayton

Special Hearing to approve the transfer (ofr parts of) R.C.-2 zoned parcels (between adjacently owned existing parcels).

HEARIN:G: THURSDAY, NOVEMBER 9, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-136-A (Item 135)  
235 Tollgate Road  
Mount Pleasant AME Church  
SW/S Tollgate Road, corner W/S Chins Court  
4th Election District - 3rd Councilmanic  
Legal Owner: Mt. Pleasant A.M.E. Church

Variance to permit a rear yard of 14 feet instead of the required 30 feet; and to permit 29 parking spaces instead of the required 43.

HEARIN:G: THURSDAY, NOVEMBER 9, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-137-A (Item 136)  
2820 Illinois Avenue  
N/S Illinois Avenue, 175' W of c/l Brian Street  
13th Election District - 1st Councilmanic  
Legal Owner: Michael Dale Chick, Jr. and Beatrice A. Chick

Variance to allow a recreational vehicle (trailer) to be stored in the front yard in lieu of the side yard, which storage of recreational vehicle must be 2-1/2 feet from the side property line and 8 feet to the rear of front foundation line in the rear yard.

HEARIN:G: THURSDAY, NOVEMBER 9, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-138-A (Item 137)  
202 South Marlyn Avenue  
W/S South Marlyn Avenue, 62.5' N of Glass Avenue  
15th Election District - 5th Councilmanic  
Legal Owner: Sharon Hunter

Variance to allow detached structures to be 1 foot from side and rear property lines in lieu of the required 2.5 feet.

HEARIN:G: THURSDAY, NOVEMBER 9, 1995 at 3:00 p.m. in Room 118, Old Courthouse.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Paul Lee  
Benjamin T. Brooks  
Ernest C. Burns

304 W. Pennsylvania Ave  
8419 LIBERTY ROAD BALTO 21214-3133  
3600 OAK AVE 21207 (BALTO)

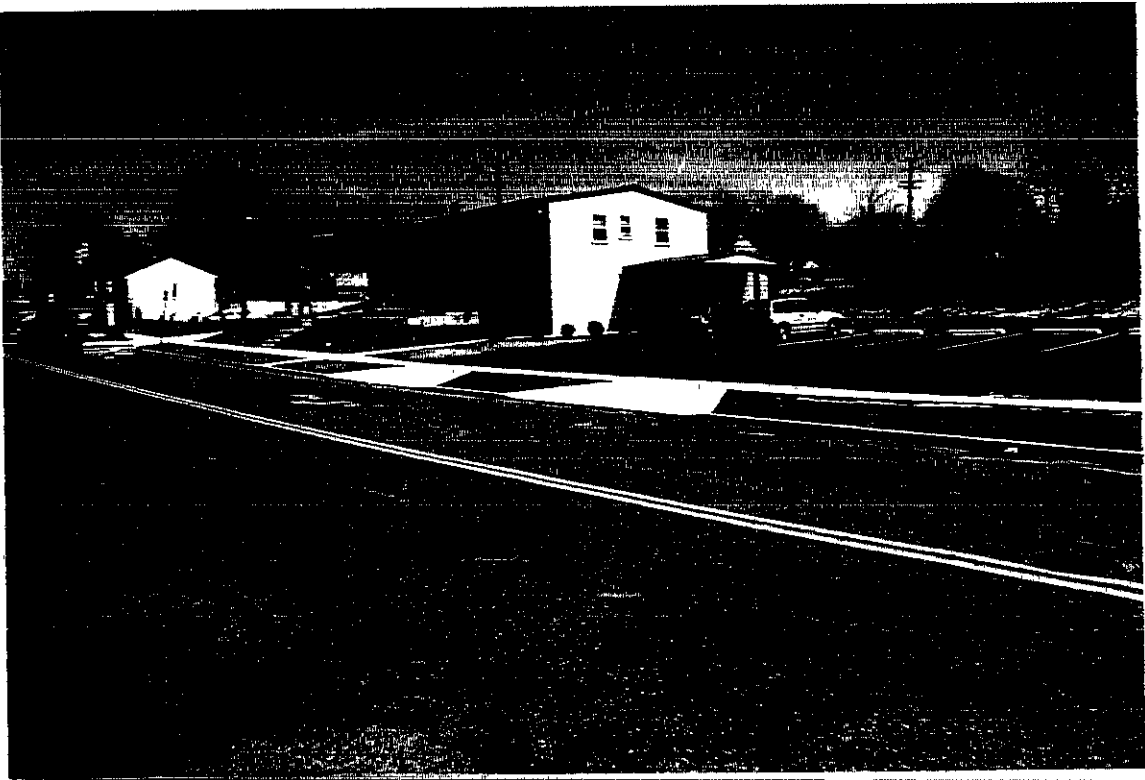


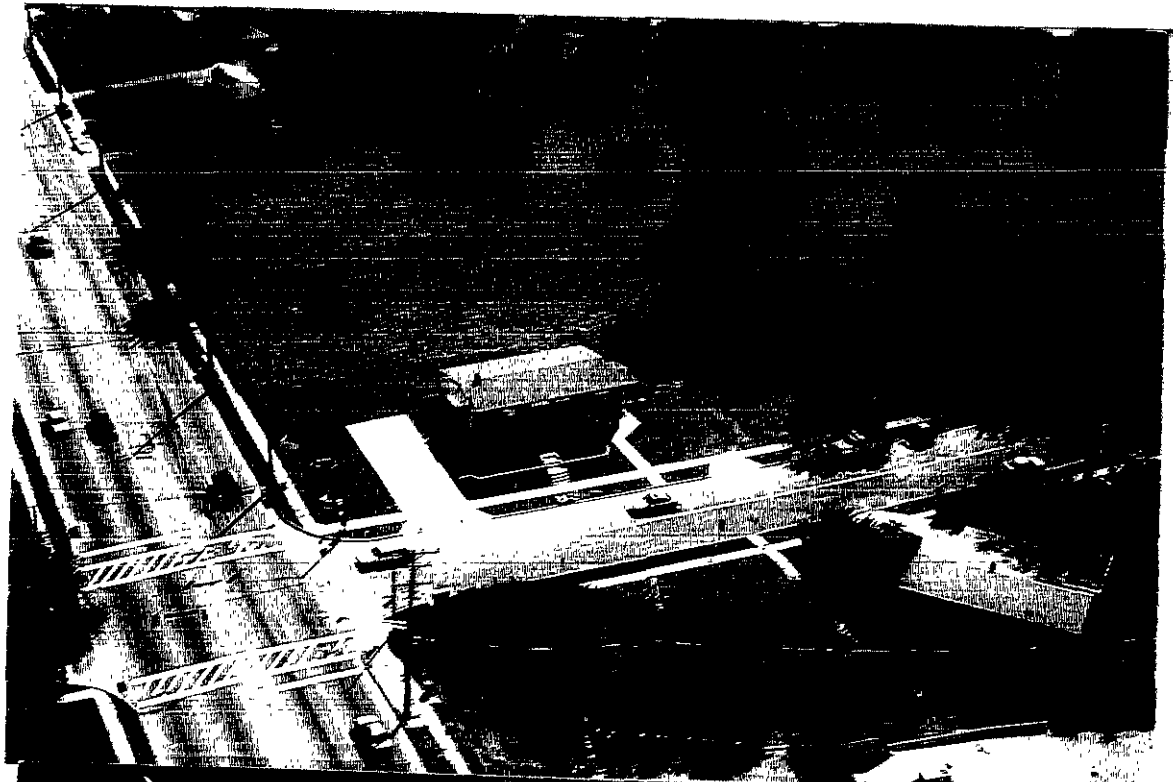
Petitioner's  
Exhibit 2

96-134-A

2000













IN RE: PETITION FOR VARIANCE  
S/S Liberty Road, 30' E of the  
c/l of Courtleigh Drive  
(8419 Liberty Road)  
2nd Election District  
2nd Councilmanic District  
Benjamin Brooks  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-134-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

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Testimony and evidence offered revealed that the subject property consists of a gross area of 0.55 acres, more or less, zoned R.O. and is improved with a one-story office building, including a basement level, and accessory paved parking area. Also on the property is a freestanding,

two-faced identification sign of 47 sq.ft. which is the subject of this request. Testimony revealed that Mr. Brooks recently purchased the subject property and has established his real estate office therein. Mr. Brooks seeks approval to legitimize the existing sign which identifies his real estate business. Further testimony revealed that the property was previously the site of a Century 21 Real Estate office. Photographs of the property which were submitted into evidence as Petitioner's Exhibit 2 clearly show that the property is well-maintained and attractive in appearance and that adequate parking exists on site. Furthermore, it is clear that the subject sign will not interfere with the sight lines of motorists traveling along Courtleigh Drive and Liberty Road, and thus, the granting of the variance will not result in any adverse effects upon the surrounding locale.

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- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

- 2 -

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29<sup>th</sup> day of November, 1995 that the Petition for Variance seeking relief from Section 203.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a two-faced, freestanding sign of 47 sq.ft. in lieu of the permitted 8 sq.ft. attached sign, and to establish and confirm the current use of the subject property as a one-story office building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

- 3 -

has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 11/29/95  
By TMK

ORDER RECEIVED FOR FILING

Date 11/29/95  
By TMK

ORDER RECEIVED FOR FILING

Date 11/29/95  
By TMK

ORDER RECEIVED FOR FILING

Date 11/29/95  
By TMK

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

November 24, 1995

(410) 887-4386

Francis X. Borgerding, Jr., Esquire  
409 Washington Avenue, Suite 600  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
S/S Liberty Road, 30' E of the c/l of Courtleigh Drive  
(8419 Liberty Road)  
2nd Election District - 2nd Councilmanic District  
Benjamin Brooks - Petitioner  
Case No. 96-134-A

Dear Mr. Borgerding:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Benjamin Brooks  
8419 Liberty Road, Baltimore, Md. 21207

Mr. Paul Lee  
304 W. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel

File



## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at  
8419 Liberty Road  
Baltimore, MD 21207  
which is presently zoned R.O.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 203.3.C.1 of the BCZR to permit a 2 faced free standing sign (total 38'x47' S.F.) in lieu of the permitted 8 S.F. attached sign (a variance of 39 S.F.) and to establish the current use of the building for office purposes.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- A) Uniqueness of property;
- B) Size and shape of property; and
- C) Such other and further reasons as may be presented at time of hearing

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

Benjamin Brooks  
(Type or Print Name)

*Benjamin Brooks*  
Signature

Address

City State Zipcode

Attorney for Petitioner:

Francis X. Borgerding, Jr.  
(Type or Print Name)

*Francis X. Borgerding, Jr.*  
Signature

Address

City State Zipcode

Name Address and phone number of legal owner, contract purchaser or representative to be contacted

ESTIMATED LENGTH OF HEARING

unavailable for hearing

ALL the following dates OTHER Next Two Months

REVIEWED BY: *TMK* DATE: 9/25/95

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

Benjamin Brooks  
(Type or Print Name)

*Benjamin Brooks*  
Signature

Address

City State Zipcode

Signature

Address

City State Zipcode

Name Address and phone number of legal owner, contract purchaser or representative to be contacted

ESTIMATED LENGTH OF HEARING

unavailable for hearing

ALL the following dates OTHER Next Two Months

REVIEWED BY: *TMK* DATE: 9/25/95

Paul Lee, P.E.

Paul Lee Engineering Inc.  
304 W. Pennsylvania Ave.  
Towson, Maryland 21204  
410-821-5341

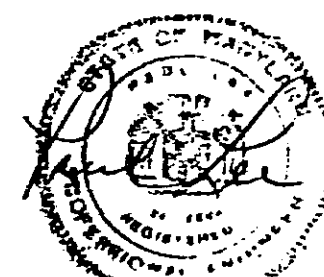
96-134-A

#### DESCRIPTION

#8419 LIBERTY ROAD  
ELECTION DISTRICT 2C2 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located on the south side of Liberty Road, said point also being located Easterly - 30 feet from the center of Courtleigh Drive; thence binding on the south side of Liberty Road the 2 following courses: (1) N 88°51'30" E - 8.94 feet and (2) S 64°34'30" E - 82.13 feet; thence leaving said south side of Liberty Road (3) S 38°30'05" W - 243.53 feet and (4) N 64°34'30" W - 35.04 feet to the east side of Courtleigh Drive, thence binding on the east side of said Courtleigh Drive (5) N 25°25'30" E - 233.21 feet to the point of beginning.

Containing 14,829 s.f. of land more or less.



J.O. 95-017  
6/20/95

#133

Engineers - Surveyors - Site Planners

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. 10/23, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/19, 1995.

THE JEFFERSONIAN,

*A. Henrickson*  
A. HENRICKSON  
LEGAL AD. - TOWSON

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Resolution of Baltimore County, will hold a public hearing on the proposed Variance from the Zoning Regulations of Baltimore County at Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland, 11:00 A.M. to 1:00 P.M. on Thursday, November 16, 1995 at 8:00 A.M. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #95-134-A  
Room 106  
8419 Liberty Road  
304 Liberty Road, 30' E of Courtleigh Drive  
2nd Election District  
2nd Councilmanic District  
Benjamin Brooks  
Petitioner  
Variance to permit a 2 faced free-standing sign (total 38'x47' S.F.) in lieu of the permitted 8 S.F. attached sign and to establish the current use of the building for office purposes.  
Hearing: Thursday, November 16, 1995 at 8:00 A.M. in Room 118, Old Courthouse.  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County  
NOTES: (1) Hearings are held on a regular basis for special accommodations. Please call 887-3333.  
(2) For information concerning the file number, please call 887-3331.  
10212 Oct. 19.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 9/25/95 ACCOUNT: 01-615 002382

FROM: Benjamin Brooks - 8419 Liberty Road

FOR: 020 - Comm. Variance - \$250.00

080 - 1 sign posting - \$35.00

AMOUNT: \$285.00

RECEIVED BY: Benjamin Brooks

03403N0179MCHRC

BA 00915AM09-25-95 \$285.00

VALIDATION OR SIGNATURE OF CASHIER

WHEN CASHIER PINK-AGENCY YELLOW-COUNTER



**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

**For newspaper advertising:**

Item No.: 133

Petitioner: Benjamin Brooks

Location: 8419 Liberty Road

**PLEASE FORWARD ADVERTISING BILL TO:**

NAME: Benjamin Brooks Francis X. Borgerding, Jr.

ADDRESS: 409 Washington Ave., Ste. 600

Towson, MD 21204

PHONE NUMBER: 296-6820

AJ:ggg  
(Revised 04/09/93)



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 12, 1995

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-134-A (Item 133)  
8419 Liberty Road  
S/S Liberty Road, 30' E of c/1 Courtleigh Drive  
2nd Election District - 2nd Councilmanic  
Legal Owner: Benjamin Brooks

Variance to permit a 2 faced free-standing sign (total 47 sq. ft.) in lieu of the permitted 8 sq. ft. single-faced sign and to establish the current use of the building for office purposes.

HEARING: THURSDAY, NOVEMBER 9, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: Benjamin Brooks  
Francis X. Borgerding, Jr., Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 2, 1995

Francis X. Borgerding, Jr., Esquire  
409 Washington Ave., Suite 600  
Towson, Maryland 21204

RE: Item No.: 133  
Case No.: 96-134-A  
Petitioner: B. Brooks

Dear Mr. Borgerding:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: Oct. 18, 1995  
Zoning Administration and Development Management  
FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review Division  
RE: Zoning Advisory Committee Meeting  
for October 16, 1995  
Item No. 133

The Development Plans Review Division has reviewed the subject zoning item. The change of use variance makes this site subject to the Landscape Manual requirements.

The four parking spaces near Liberty Road should be eliminated. Three spaces can be added to the existing seven parking spaces.

RWB:sw

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: October 23, 1995  
Permits and Development  
Management  
FROM: Pat Keller, Director  
Office of Planning  
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 133, 157, 158, 159, and 160

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kern*

PK/JL

ITEM133/PZONE/ZAC1

10/19/1995 10:49 1410387 BALTO CO DEPRM FAX 5108 PAGE 01

**BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE**

TO: ZADM - Joyce Watson DATE: 10/19/95  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 10/2 and 10/10/95

Post-It Fax Note	7671	Date	10/19/95	Page	1
To	Joyce Watson	From	Lelly Sonn		
City/Dept	PDM	Co.			
Phone #		Phone #	3980		
Fax #	5706	Fax #			

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144

LS:sp

LETTY2/DEPRM/TXTS8P



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 133 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2253 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**PETITION PROBLEMS**

**#133 --- MJK**

1. No telephone number for legal owner.

**#136 --- JRA**

1. No zoning on petition form.

**#137 --- JRA**

1. Folder was not marked critical area.

**#139 --- MJK**

1. Receipt was not given to petitioner or attorney; still in folder.
2. No address or telephone number for legal owner.
3. Petition says zoning is "O-2"; folder says "OR-2" - which is correct?

**#140 --- CAM**

1. No telephone number for legal owner.
2. Petition says zoning is "DR55".

**#141 --- MJK**

1. Need printed name and title of person signing for legal owner, along with power of attorney.
2. Need printed name and title of person signing for contract purchaser, along with power of attorney.

**#142 --- CAM**

1. No review information on bottom of petition form.

**#143 --- JJS**

1. Need title of person signing for legal owner, along with power of attorney.
2. Need telephone number for legal owner.



3301 Lochman Drive  
Baltimore MD 21207-6363  
Nov 9, 1995

Lawrence E. Schmidt  
Zoning Commissioner  
Ste 112 Cranberry  
400 Washington Avenue  
Dorsey MD 2104



Dear Mr. Schmidt,

I wish to be considered a protestant in case (96-134-A Item 133) and wish to have your opinion on this case.

I was unable to attend the hearing on Nov 9. There is nothing unique in the situation of this property that demands increased signage. Indeed, if granted it will now be unique with excessive signage.

The majority of the Board of Directors of the FRC at its October Board Meeting on Oct 25, 1995 agreed that a variance was not to be granted. Seven word Association dissented; they have a monetary association with the subject property owner.

Please do take this into consideration. Please send your opinion. We do not need bigger signs anywhere!!

Sincerely,  
Dwight Boy

CASE NUMBER: 96-133-SPH (Item 132)  
711 Academy Road - Frederick Villa Nursing Center  
3/8 Old Frederick Road, 60' E of c/l St. Agnes Lane  
1st Election District - 1st Councilmanic  
Legal Owner: Frederick Villa Nursing Center/Henry Reithberger

Special Hearing to approve an amendment to the existing special exception (70-54-R2) which permits a nursing home in an R-4 zone. Special Exception must be amended to permit a second story addition to the existing nursing home and increase the number of beds from 125 to 244.

HEARING: WEDNESDAY, NOVEMBER 8, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-134-A (Item 133)  
6419 Liberty Road  
3/8 Liberty Road, 30' E of c/l Courthouse Drive  
2nd Election District - 2nd Councilmanic  
Legal Owner: Benjamin Brooks

Variance to permit a 2 faced free-standing sign (total 40 sq. ft.) in lieu of the permitted 8 sq. ft. single-faced sign and to establish the current use of the building for office purposes.

HEARING: THURSDAY, NOVEMBER 9, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-135-SPH (Item 134)  
6949 Sunbeam Avenue  
2/5 Sunbeam Avenue, 1200' E of Stony Center Road  
11th Election District - 6th Councilmanic  
Legal Owner: David A. Kinslein  
Contract Purchaser: Walter and Donna Clayton

Special Hearing to approve the transfer (of parts of) R-C-2 zoned parcels (between adjacently owned existing parcels).

HEARING: THURSDAY, NOVEMBER 9, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-136-A (Item 135)  
225 Voltaire Road  
Mount Pleasant AME Church  
2024 Voltaire Road, corner W/S Chase Court  
4th Election District - 3rd Councilmanic  
Legal Owner: Mt. Pleasant A.M.E. Church

Variance to permit a rear yard of 14 feet instead of the required 30 feet; and to permit 29 parking spaces instead of the required 43.

HEARING: THURSDAY, NOVEMBER 9, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-137-A (Item 136)  
2028 Illinois Avenue  
W/S Illinois Avenue, 175' W of c/l Brian Street  
13th Election District - 4th Councilmanic  
Legal Owner: Michael John Chick, Jr. and Beatrice A. Chick

Variance to allow a recreational vehicle (trailer) to be stored in the front yard in lieu of the side yard, which storage of recreational vehicle must be 2-1/2 feet from the side property line and 8 feet to the rear of front foundation line in the rear yard.

HEARING: THURSDAY, NOVEMBER 9, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-138-A (Item 137)  
202 South Main Avenue  
4/5 South Main Avenue, 62.5' N of glass Avenue  
10th Election District - 5th Councilmanic  
Legal Owner: Sharon Hunter

Variance to allow detached structures to be 1 foot from side and rear property lines in lieu of the required 2.5 feet.

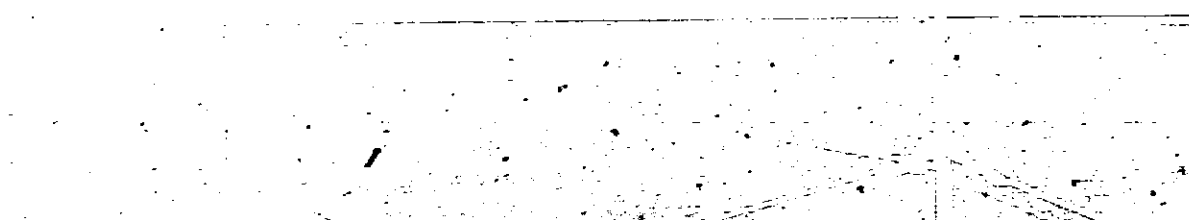
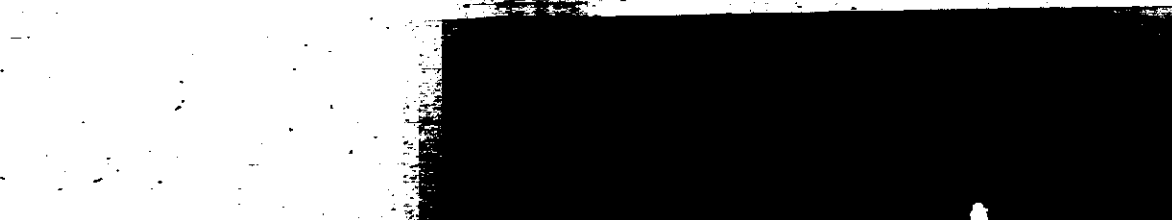
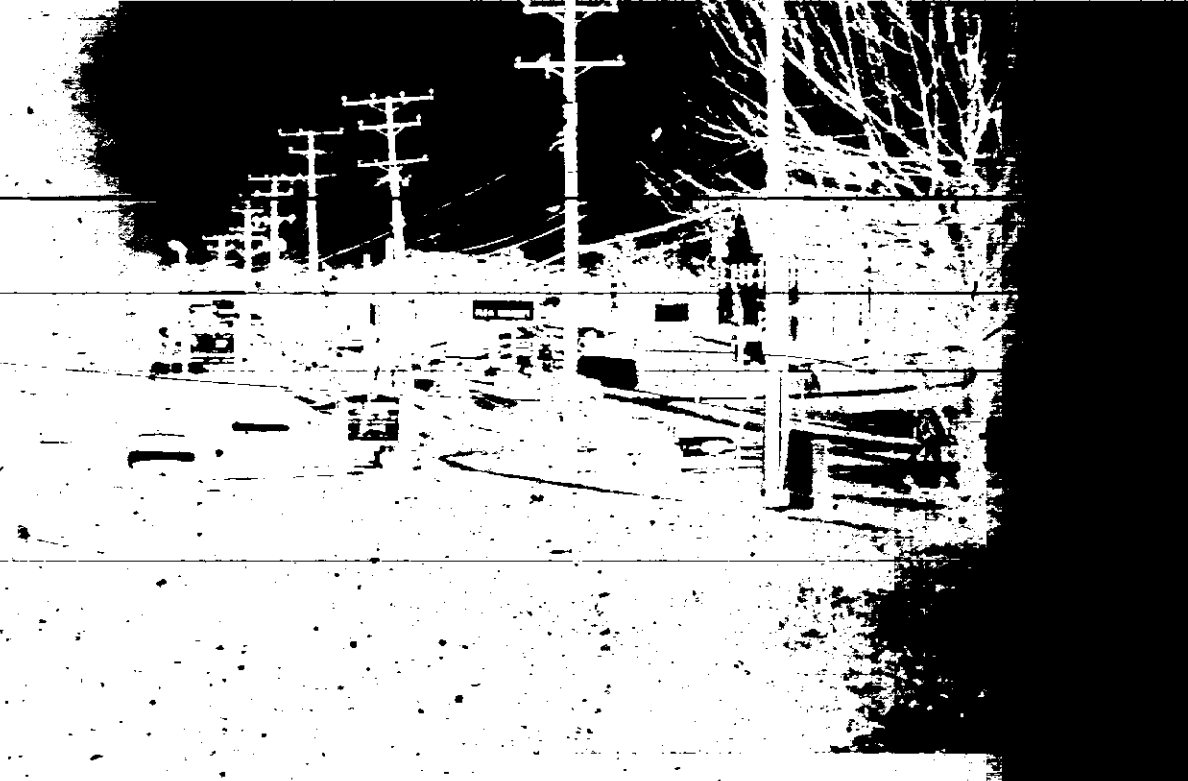
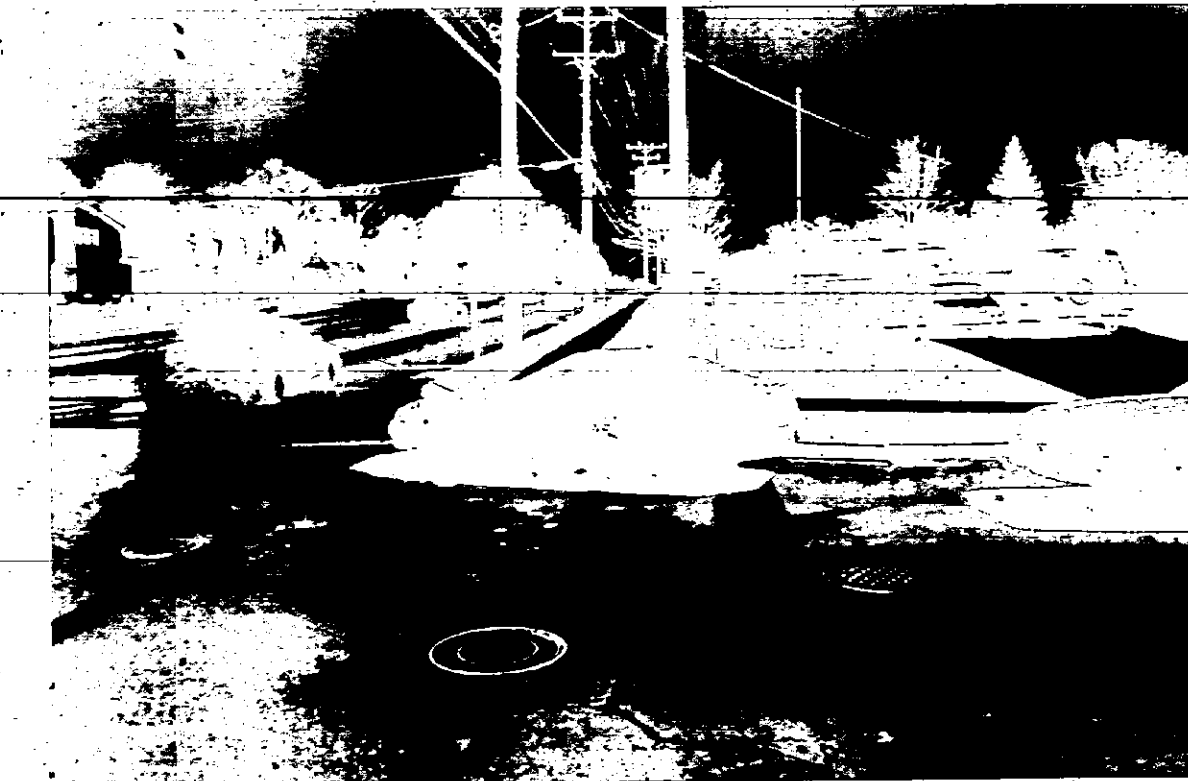
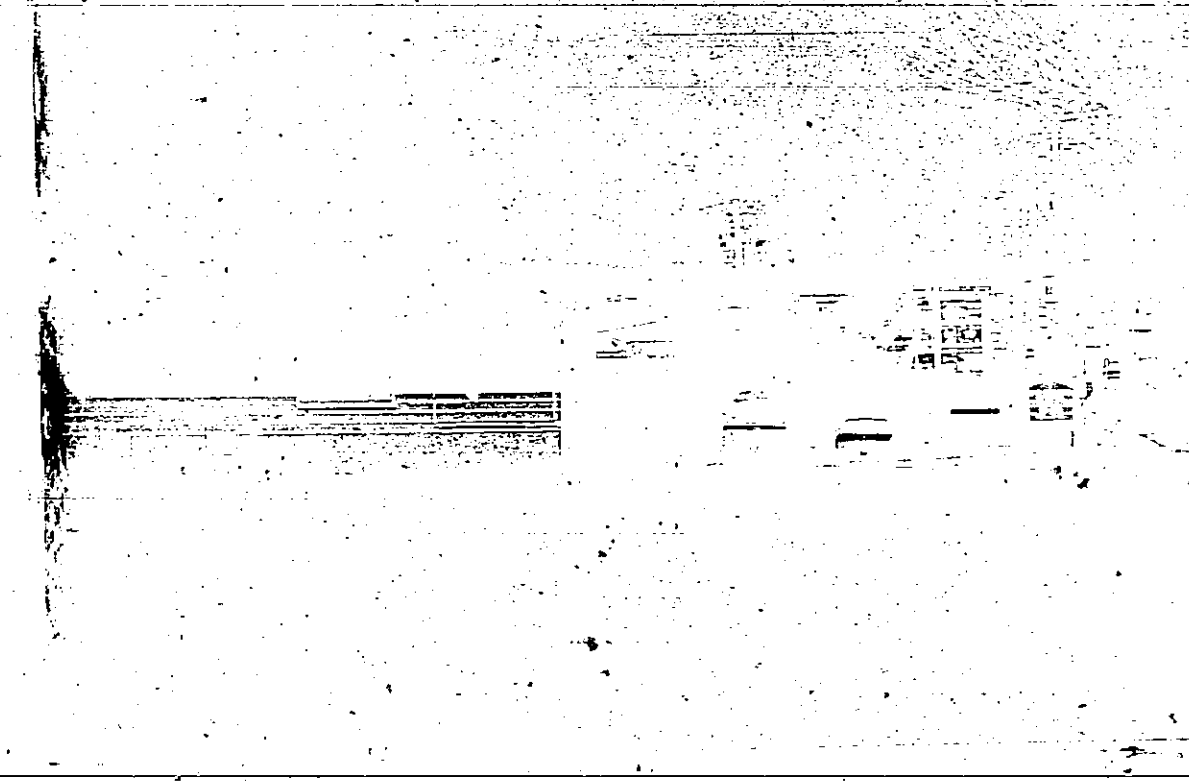
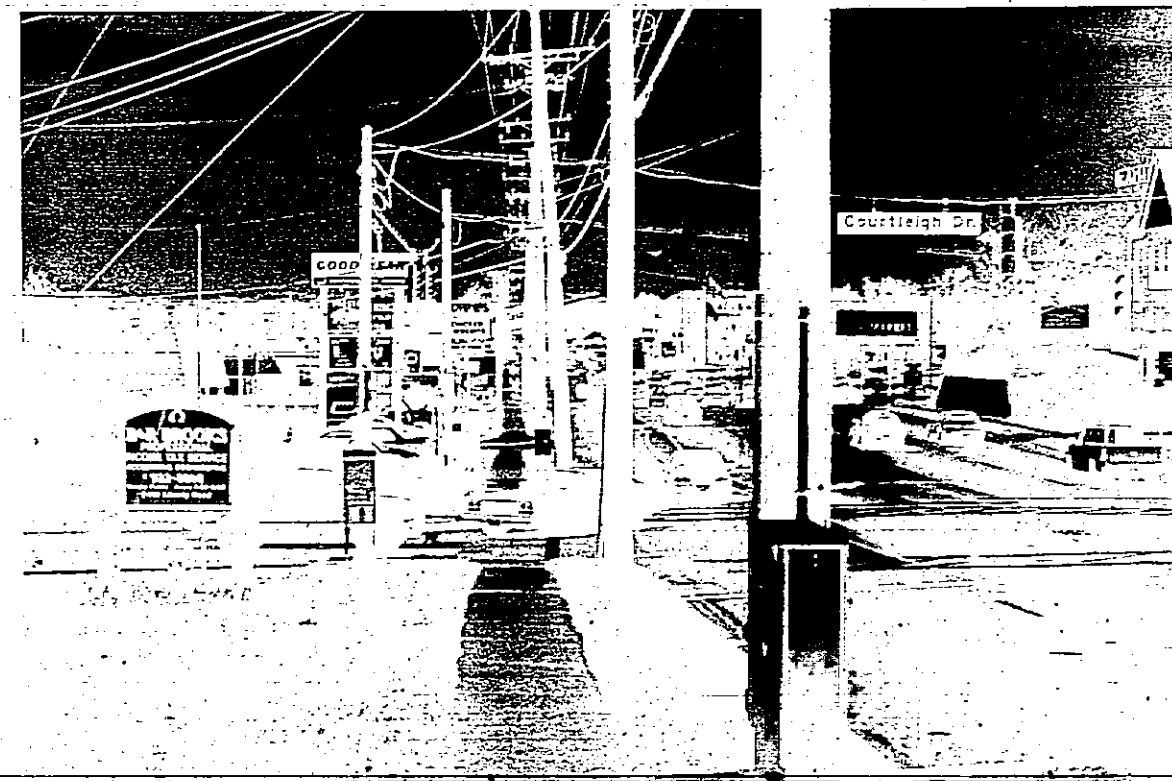
HEARING: THURSDAY, NOVEMBER 9, 1995 at 3:00 p.m. in Room 118, Old Courthouse.

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

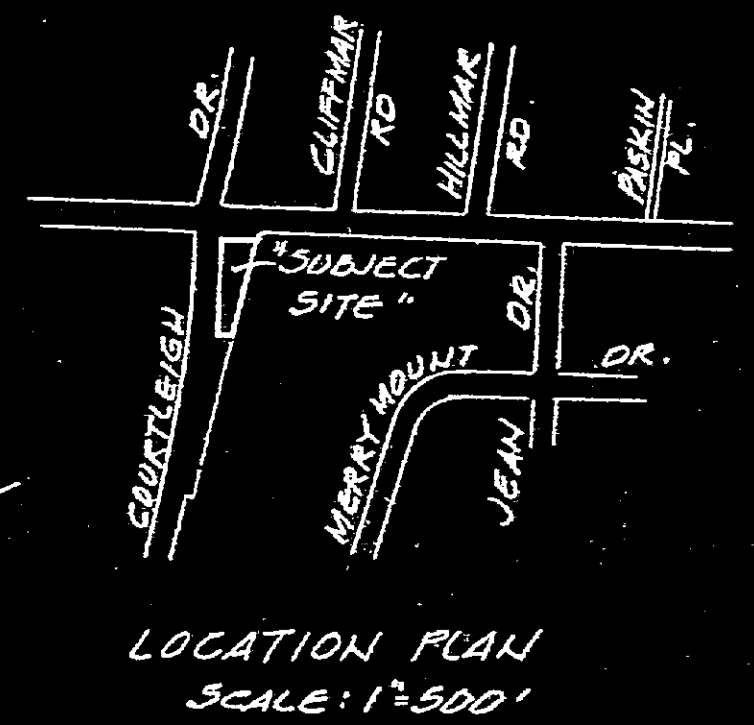
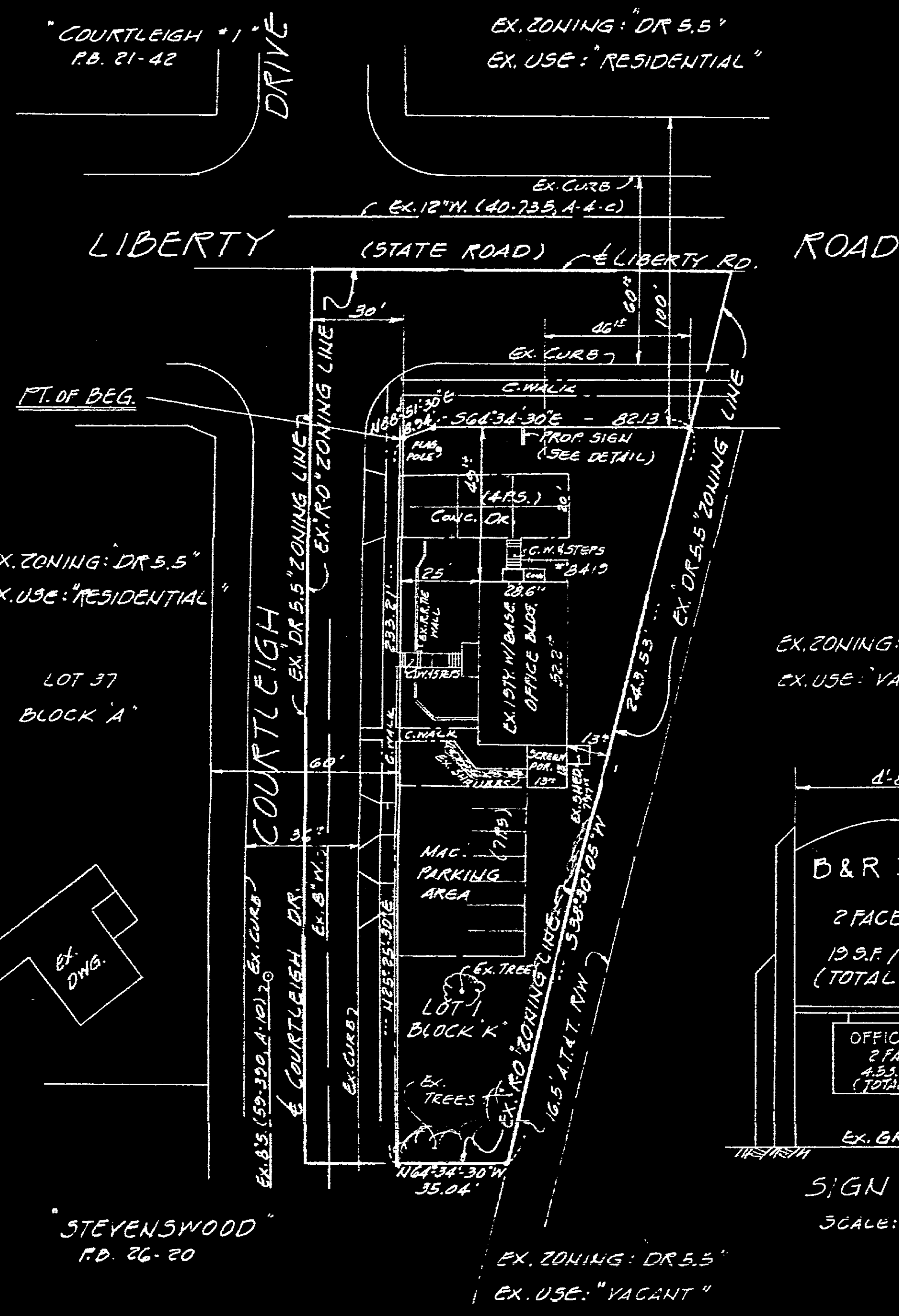
NAME	ADDRESS
Paul Lee	304 W. Pennsylvania Ave
Benjamin F. Brooks	2419 LIBERTY ROAD BALTO 21244-3153
David C. Brooks	3600 Old Ave 21207 (BALTO)



Petitioner's Exhibit 2  
96-134-A

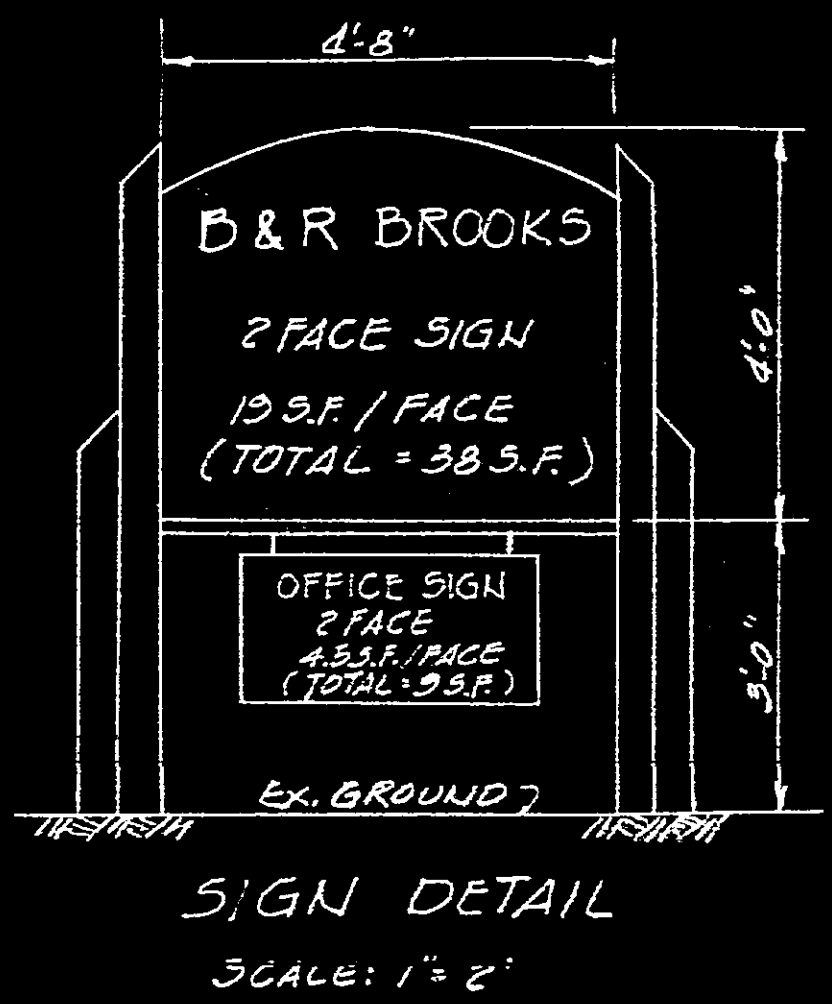






- GENERAL NOTES**
1. AREA OF PROPERTY = 14,203.17 (0.34 AC), GROSS - 0.95 AC.
  2. EXISTING ZONING OF PROPERTY = "R-O"
  3. EXISTING USE OF PROPERTY = "OFFICE BUILDING"
  4. PROPOSED ZONING OF PROPERTY = "R-O"
  5. PROPOSED USE OF PROPERTY = "OFFICE BUILDING"
  6. AREA OF EXISTING BUILDING = 14,922.92 S.F.
  7. REQUIRED OFF STREET PARKING - OFFICES:
 

UPPER LEVEL = 14,922.92 S.F. @ 33 F.S./1000 S.F.	= 4.93
LOWER LEVEL = 14,922.92 S.F. @ 33 F.S./1000 S.F.	= 4.93
STORAGE - LOWER LEVEL	0
<b>TOTAL</b>	<b>= 9.86 = 10 F.S.</b>
  8. NUMBER OF PARKING SPACES SHOWN = 11 F.S.
  9. PROPERTY SERVED BY PUBLIC SEWER & WATER
  10. PETITIONER REQUESTING A CHANGE OF OCCUPANCY VARIANCE TO SECT. 203.3.C.10 OF THE DECK TO PERMIT A 2 FACED FREE STANDING SIGN (TOTAL 38.5 - 47.5 F.) IN LIEU OF THE PERMITTED 85 F. ATTACHED SIGN (A VAR. OF 39 S.F.) AND TO ESTABLISH THE CURRENT USE OF THE BUILDING FOR OFFICE PURPOSES.
  11. PERMITTED F.A.R. = 0.33, ACTUAL F.A.R. =  $\frac{1493 + 163 + 49}{17114829} = 0.0087 < 0.33$



**PETITIONER'S EXHIBIT**

PLAT TO ACCOMPANY PETITION FOR  
**VARIANCE**  
**8419 LIBERTY ROAD**

ELECT. DIST. 2C2 BALTIMORE CO. MD.  
SCALE: 1"=30' JULY 24, 1995

**96-134-A**

# 133

PAUL LEE ENGINEERING, INC.  
364 N. PENNSYLVANIA AVE.  
BALTIMORE, MD. 21201